



## 34 Creek View, Wheatley, Halifax, HX3 5FJ Asking Price £280,000

HAMILTON BOWER are pleased to offer FOR SALE this recently new built THREE BEDROOM SEMI-DETACHED PROPERTY located in Wheatley, Halifax - HX3. With under-floor heating, off-street parking, NHBC guarantee (2023) and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, dining kitchen, living room, utility room, WC, primary bedroom with en-suite shower room, two further bedrooms, bathroom and boarded loft. Externally the property has landscaped gardens with astroturf to the rear, and off-street parking for two cars to the front with an EV charger. The property benefits from a hive heating system, fibre optic broadband, part air-conditioning, kitchen under-floor heating, gas central heating and double glazing throughout. The property and street use a management company which requires an annual payment of £180.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Dining Kitchen

Open-plan dining kitchen to the rear of the property with under-floor heating and bi-folding doors to the garden. The kitchen is fitted with upgraded worktops and units, centred around a breakfast bar that seats two.

### Living Room

Spacious living room with a view to the front of the property. Fitted with air-conditioning and offering room for a two/three-piece suite and entertainment unit.

### Utility Room

Utility room leading off the dining kitchen with matching units and worktops. Offering power and plumbing for under-counter appliances.

### WC

Ground floor WC with wash basin.

### Entrance Hall

Entrance hallway with LVT flooring and space for coats and shoe storage.

## FIRST FLOOR

### Primary Bedroom

Generous primary bedroom with accompanying en-suite shower room and a view to the front of the property.

### En-Suite

Primary en-suite shower room with frosted window to the front of the property. With upgraded tiling and a contemporary three-piece suite - corner shower, wc, wash basin and towel rail.

### Bedroom

Double bedroom offering ample room for a large bed with side tables and wardrobes.

### Bedroom

Third bedroom, a single room with a view to the rear of the property.

### Bathroom

House bathroom with upgraded tiling and a matching three-piece suite - bath with overhead shower, wc, wash basin. and towel rail.

### Loft

The property has a boarded loft offering ideal storage space for this family home.

## EXTERNAL

### Rear

Low-maintenance garden to the rear of the property with side access and via the bi-folding kitchen doors. With a central astroturf lawn, patio area leading from the property - ideal for outdoor seating.

### Front

Off-street parking to the front of the property for two cars, with an EV charging point for electric vehicles.

